



• 2014 DRC SUBMISSION – Proposed revisions to Tucson 2 project

LIST OF PROPOSED CHANGES

- **A** - Water meter enclosure and transformer room relocated from west alley to the Tyndall street facade. Garage door size reduced.
- **B** - Mechanical screen altered. Secondary screen removed and parapet height increase to 5' to act as screen, pool equipment room removed, elevator shaft footprint reduced and the elevator top of parapet height increased from 86' to 90' to allow for the mechanical lift overrun. 6th floor ceiling height increased by 1' with the south "I" eyebrow lifting by approx 1'10".
- **C** - Residential entry lobby and entry doors revised.
- **D** - Addition of mezzanine units to the north wing of the building.
- **E** - Duplex units added to center of north wing and balcony arrangement altered. Associated Balconies increase in width from 15' to 18'. Layout and extent of glazing on north façade changed from 3,006 sqf (Approved scheme) to 3,784sqf (Proposed scheme), resulting in 778 sqf of additional glazing.
- **F** - Rooftop terrace area reduced, pool and hot tub relocated to the courtyard. Rooftop terrace screen material changed from glass infill to metal panel infill. Extent of mechanical screen increased to location on the north wing. Landscaping altered to suit new layout.
- **G** - Revised gas meter recess location.
- **H** - Loading dock recess removed, egress door added and stucco color pattern altered to suit.
- **I** - Pool and hot tub relocated to courtyard. Screen wall height increase from 6' to 8' and landscaping altered to provide an acoustic barrier to the alleyway.
- **J** - Egress stair enclosure size increased.
- **K** - New roof slab opening to parking below. Landscaping altered to suit new slab openings.
- **L** - All balconies reduced from 6' to 5' deep, excluding balconies on Tyndall street.
- **M** - Massing changes resulting from accurate survey plan and general refinements.
- **N** - Windows moved away from adjacent balconies.
- **O** - Occupiable area of balconies reduced.
- **P** - Stucco cladding changed to perforated metal.
- **Q** - Number of balconies reduced on the north and south elevations from 26 to 16.
- **R** - Vision windows added to dark band and spandrel glass windows changed to vision glass. Changes due to unit layout alterations.

LIST OF PROPOSED CHANGES TO EACH ELEVATION

East elevation proposed changes include

- **A,B,C,O,P**

North elevation proposed changes include

- **D,E,F,L,Q**

West elevation proposed changes include

- **A,B,F,G,H,I,L,N,R**

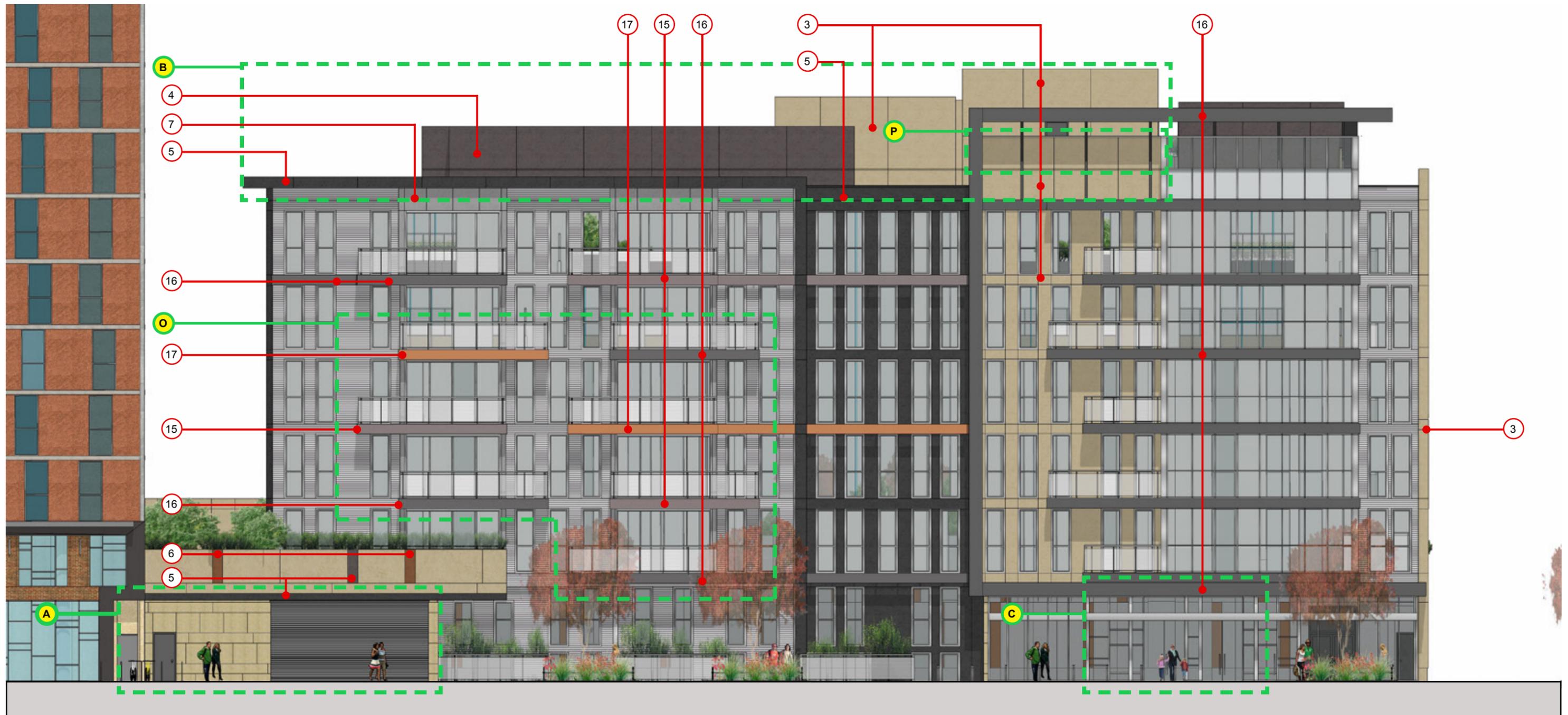
South elevation proposed changes include

- **B,F,J,K,L,Q**

Other proposed changes include

- **K,M**

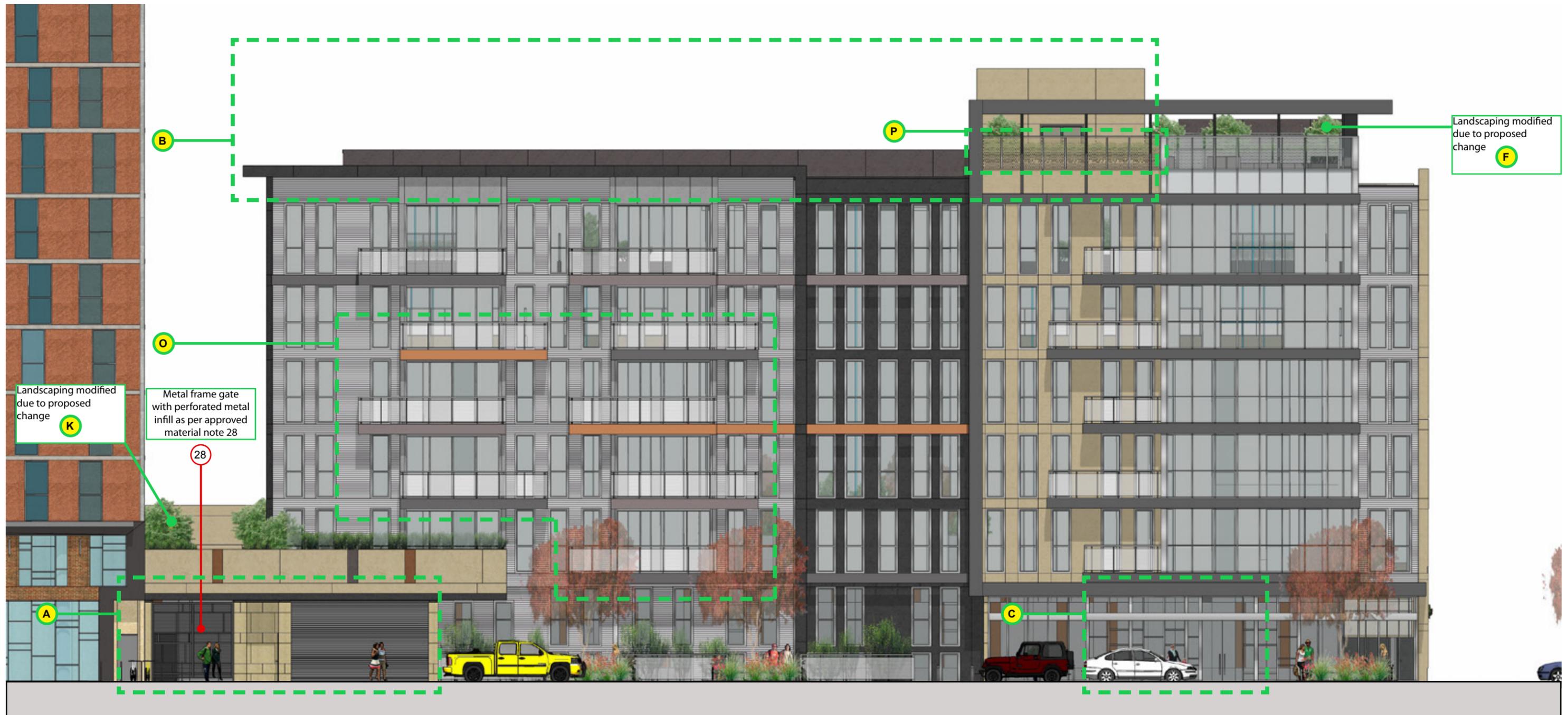




EXTERIOR MATERIAL LEGEND

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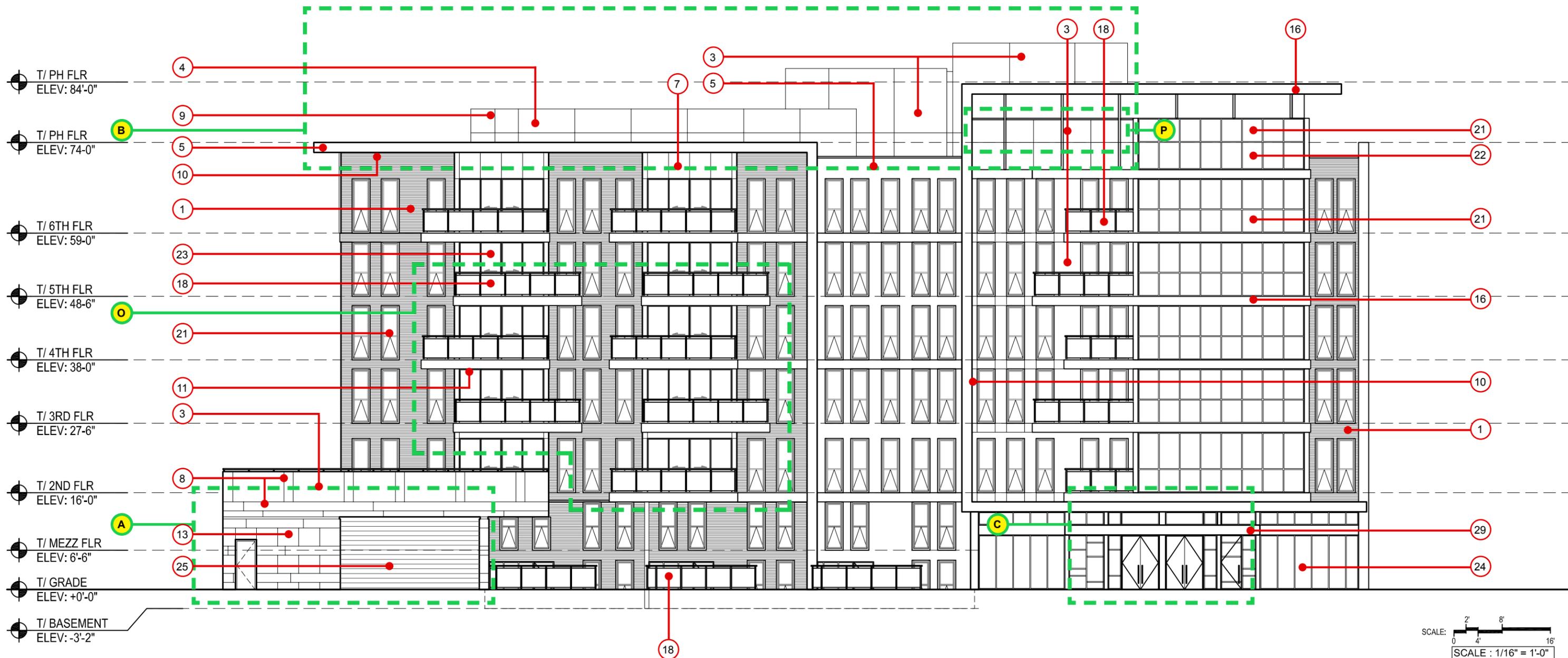


The Hub at Tucson II

CHANGES SUBMISSION. **PROPOSED**

Proposed East Elevation

4



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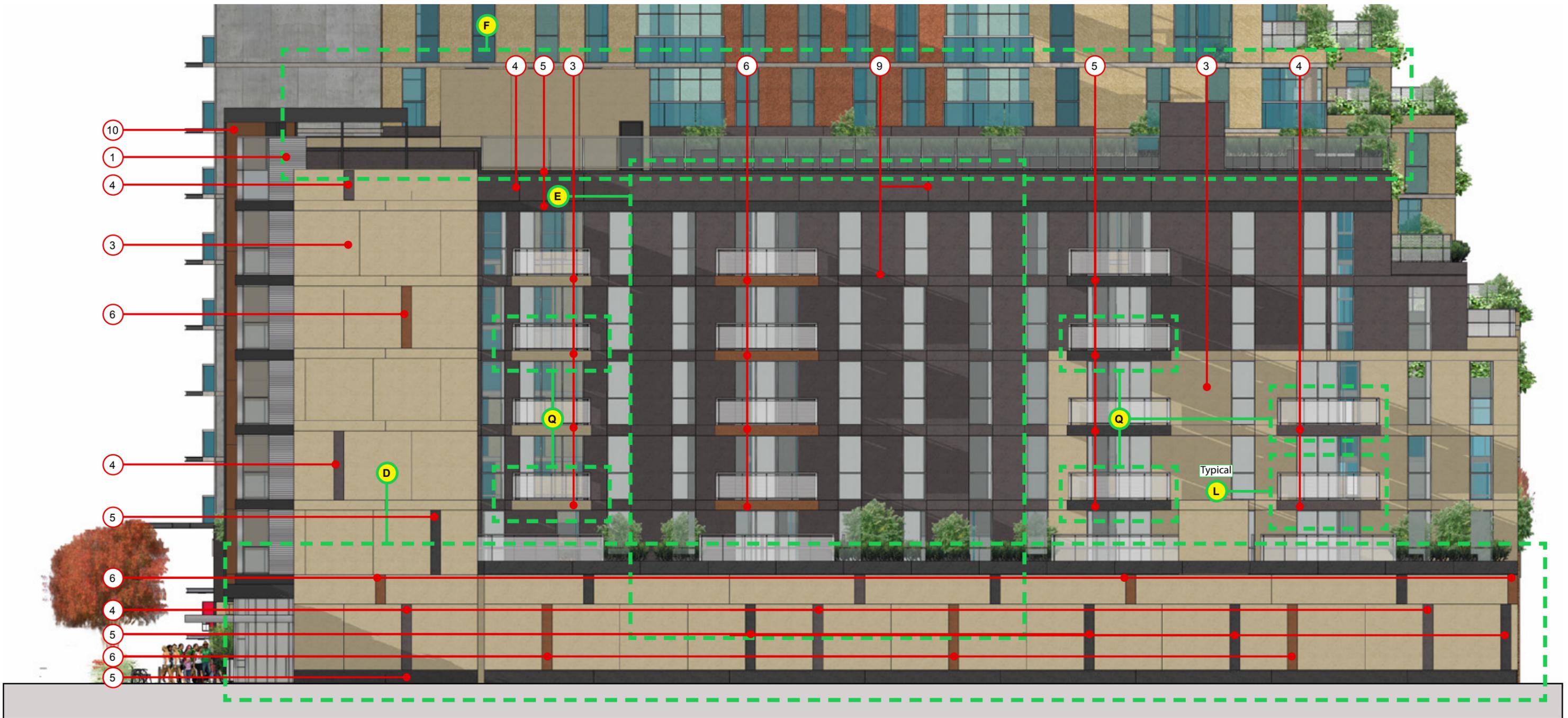




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GLAZING AREA'S ON NORTH FACADE.

APPROVED SCHEME TOTAL 3,006 sqf

PROPOSED SCHEME TOTAL 3,784 sqf

GLAZING INCREASE 778 sqf

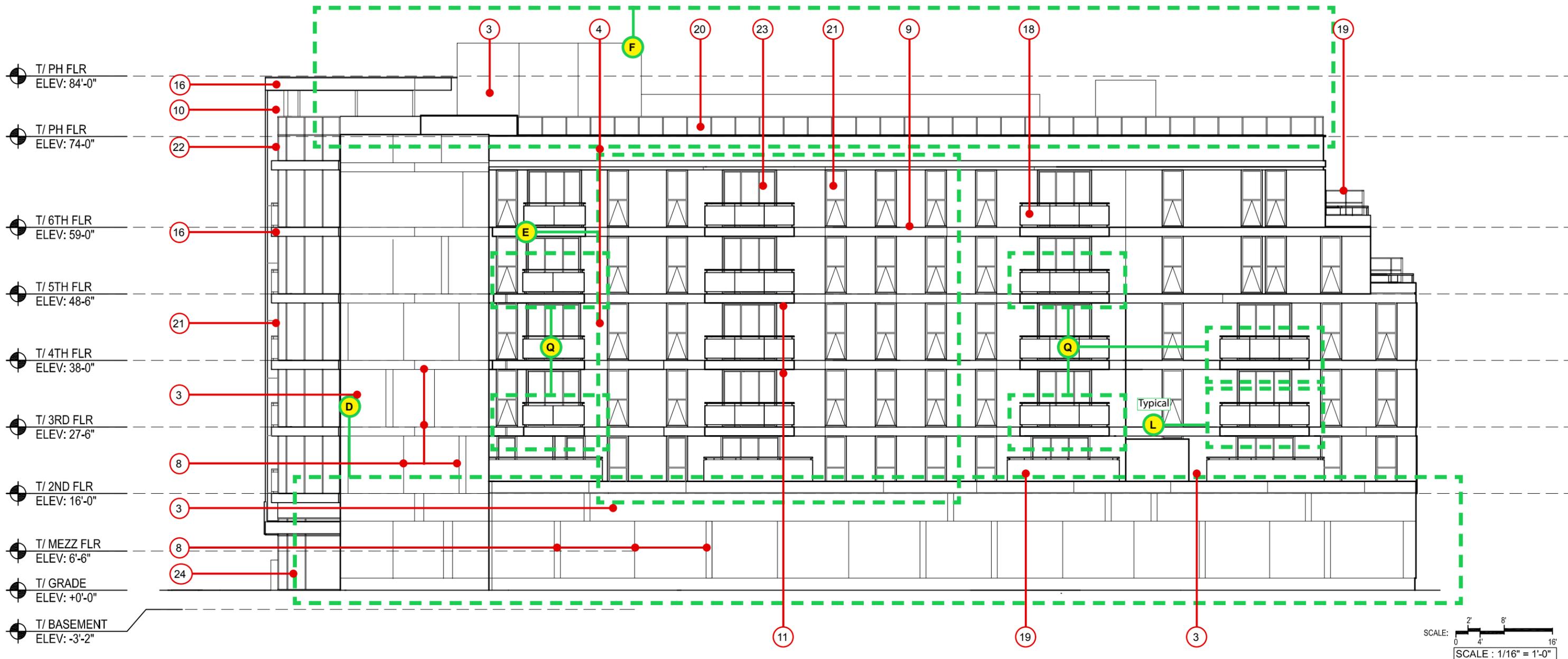


The Hub at Tucson II

CHANGES SUBMISSION. PROPOSED

Proposed North Elevation

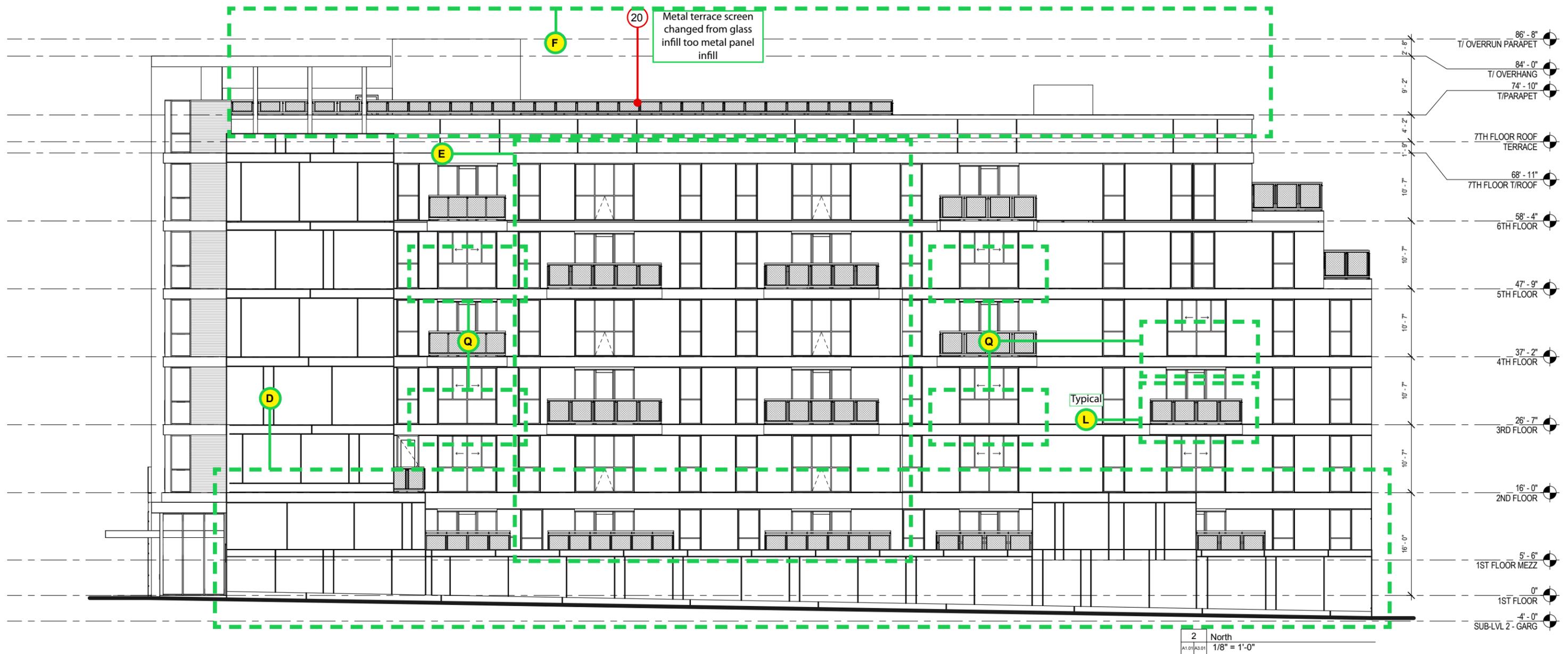
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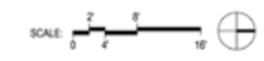
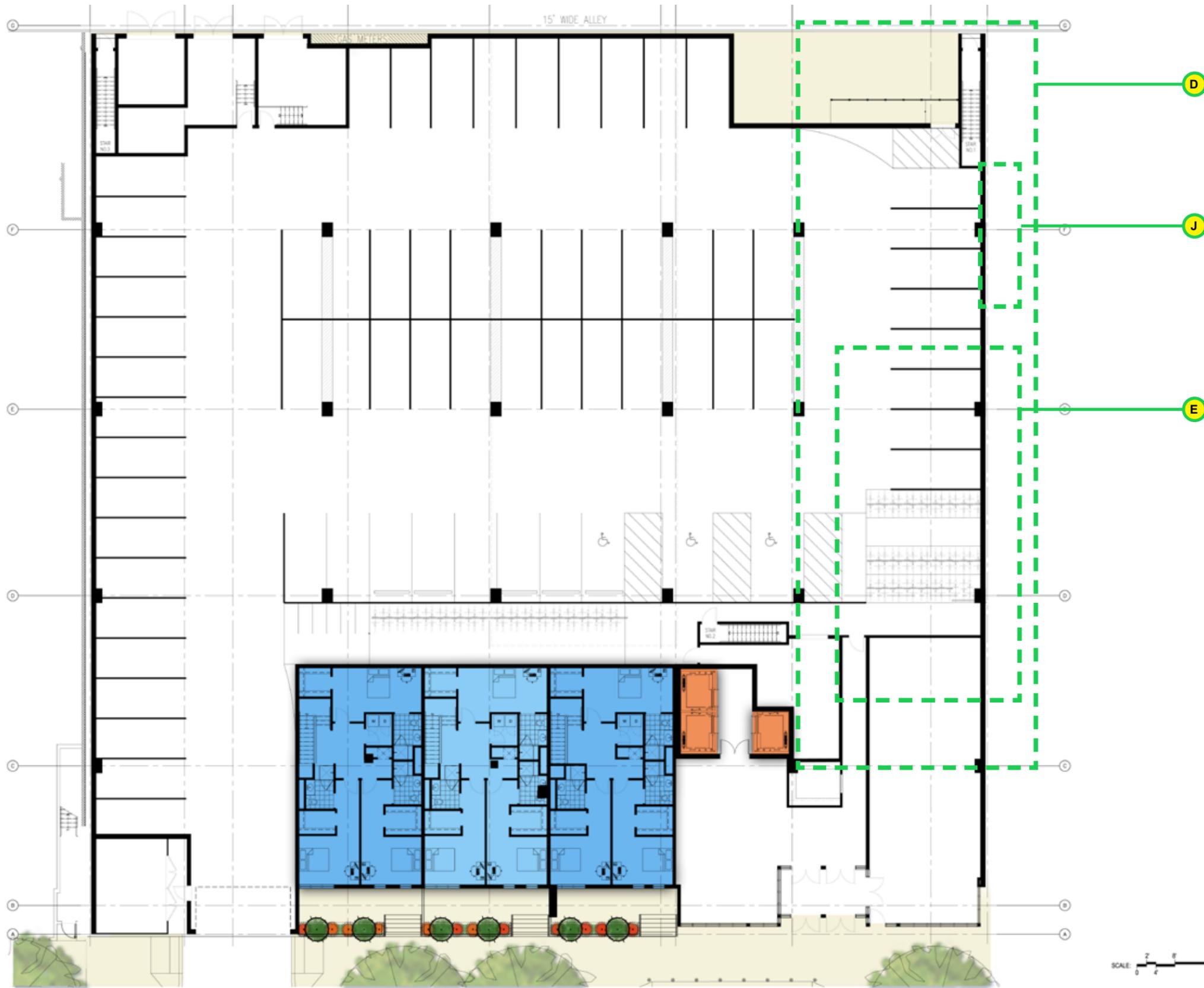




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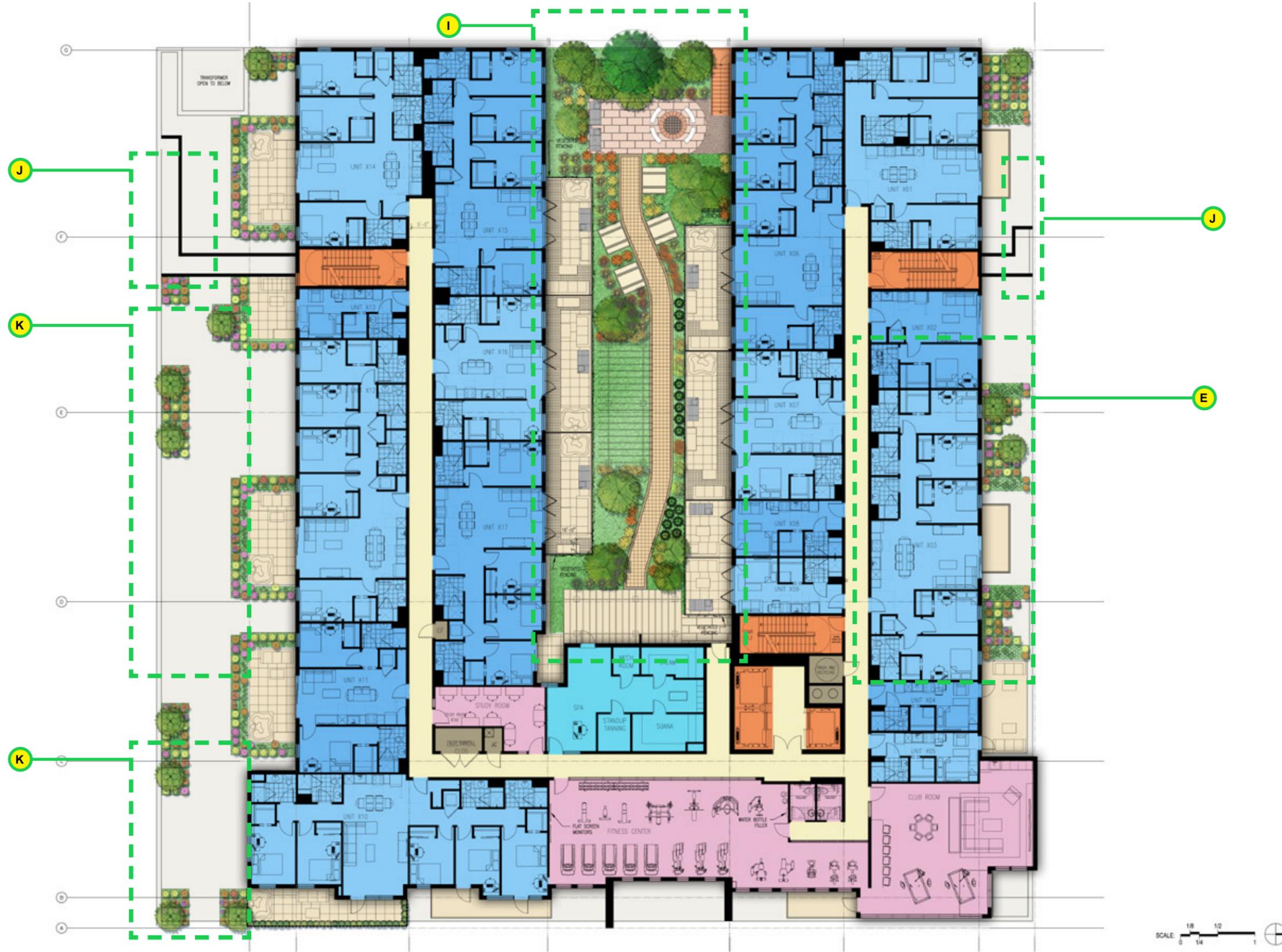


PERCENTAGE OF FIRST FLOOR TO MEZZANINE AREA	
TOTAL GFA OF FIRST FLOOR	35,737 sqf
TOTAL GFA OF MEZZANINE	7,900 sqf
TOTAL GFA PERCENTAGE	22%

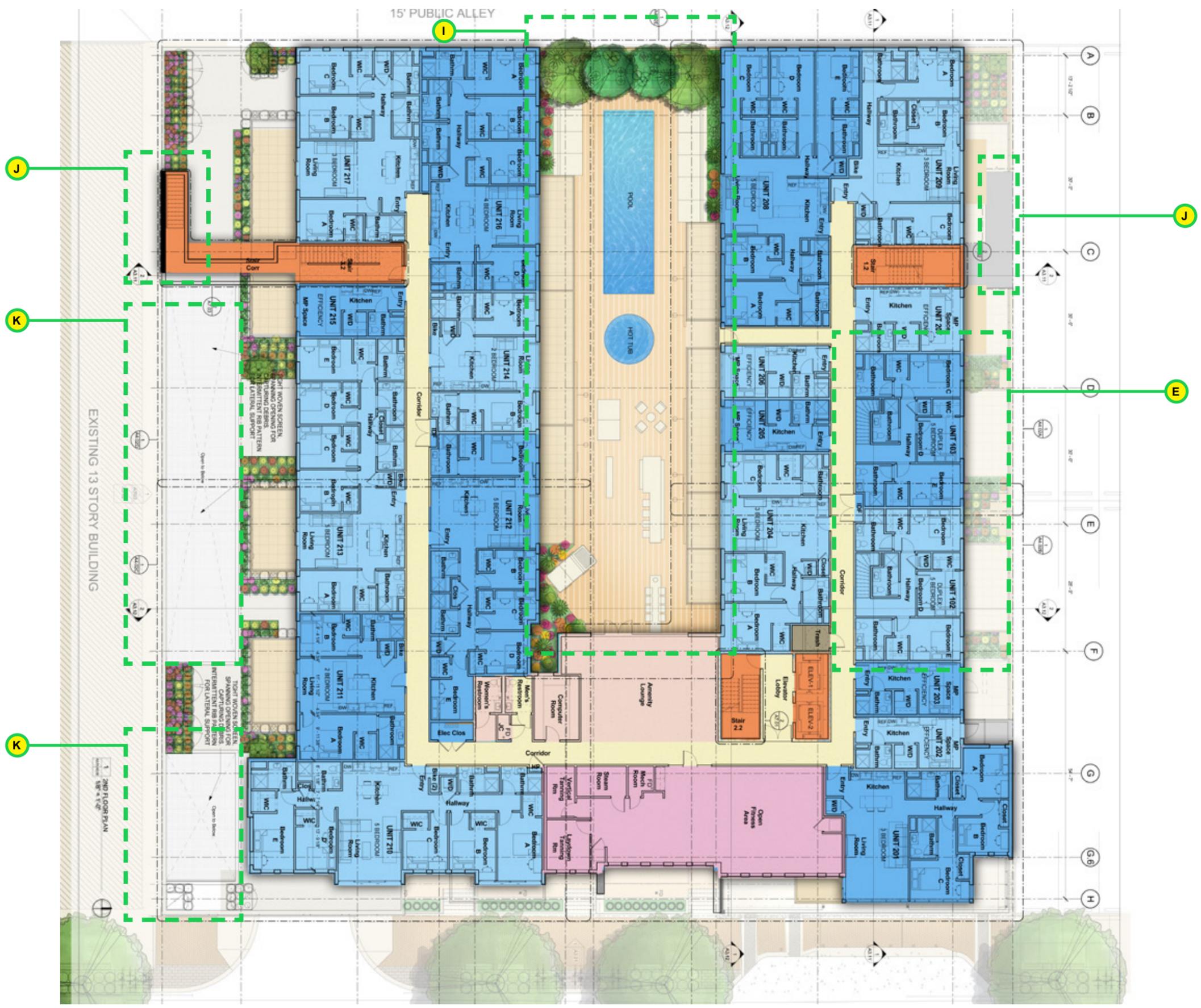
D

J

E



PROPOSED POOL AREA COMPARED TO APPROVED	
APPROVED POOL AREA	828 sqf
PROPOSED POOL AREA	440 sqf
POOL AREA REDUCED BY 388sqf	



EXISTING 13 STORY BUILDING

1 2ND FLOOR PLAN
Scale: 1/8" = 1'-0"



The Hub at Tucson II

CHANGES SUBMISSION. PROPOSED



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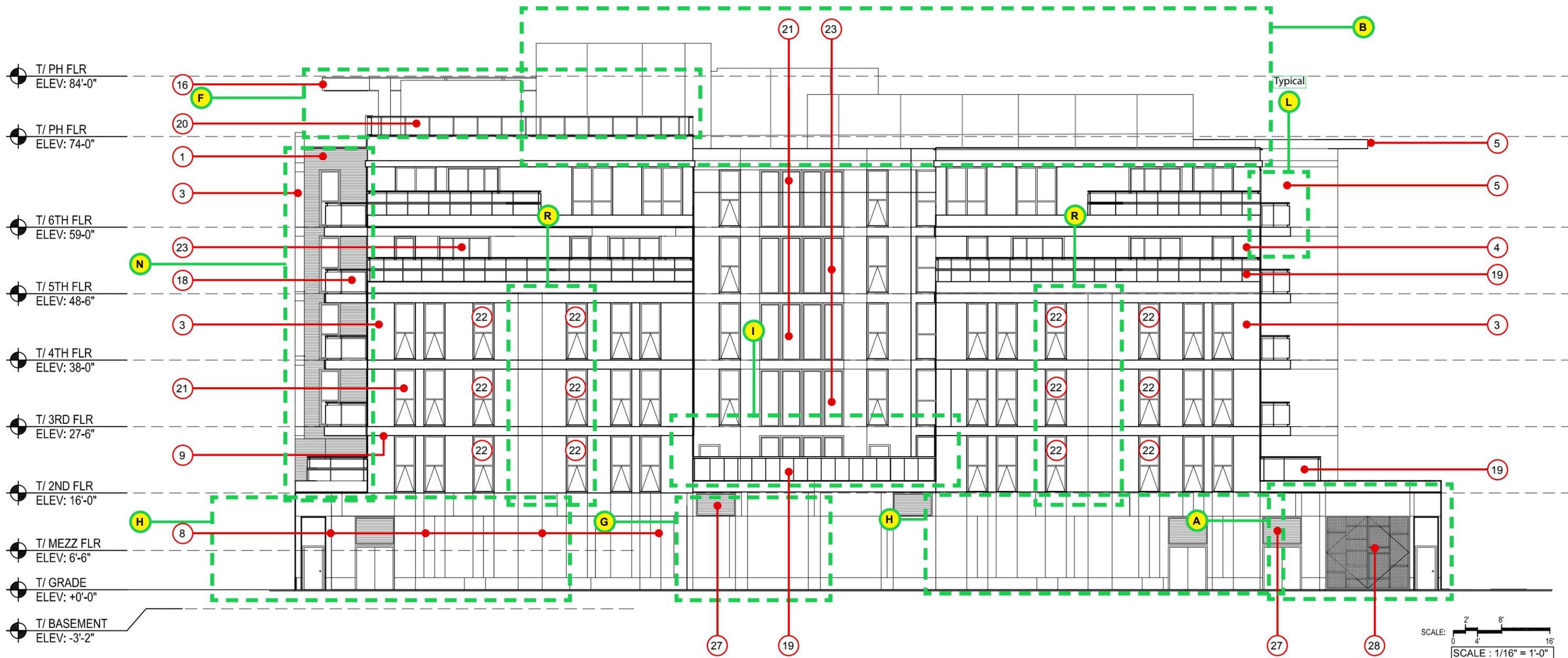
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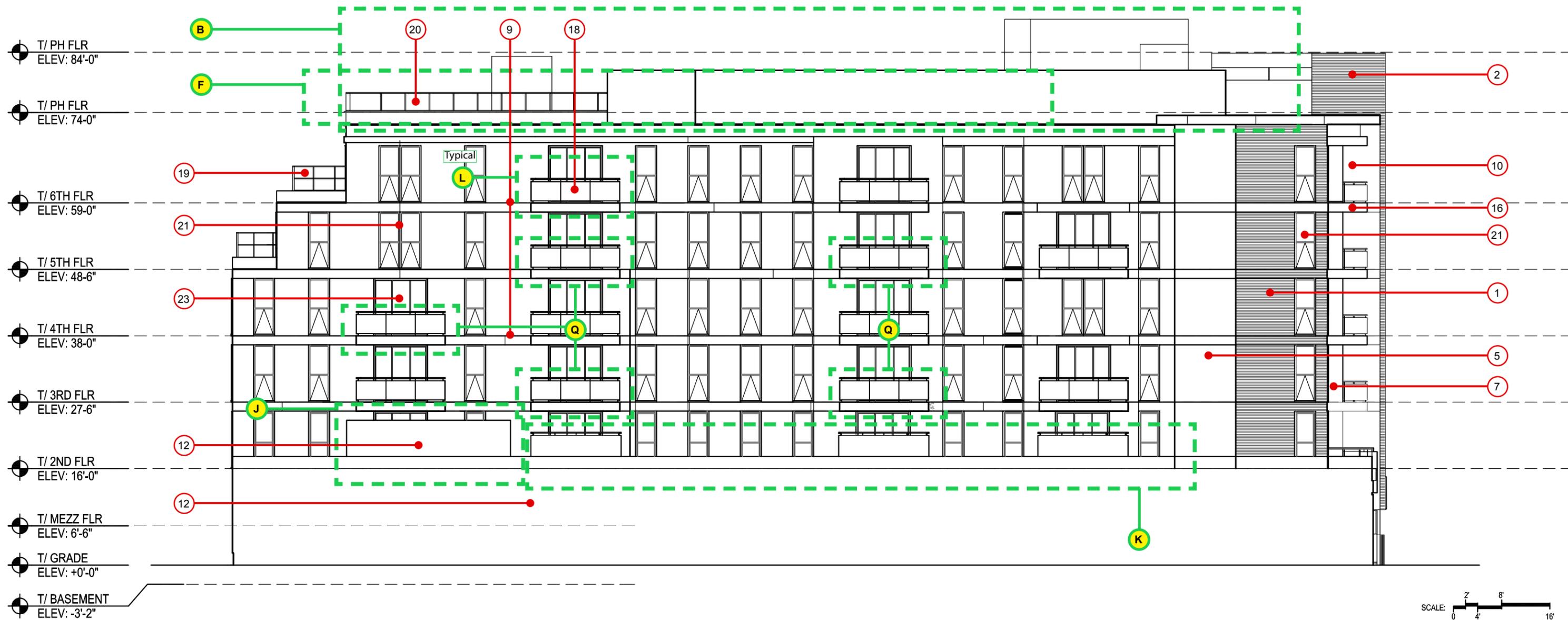




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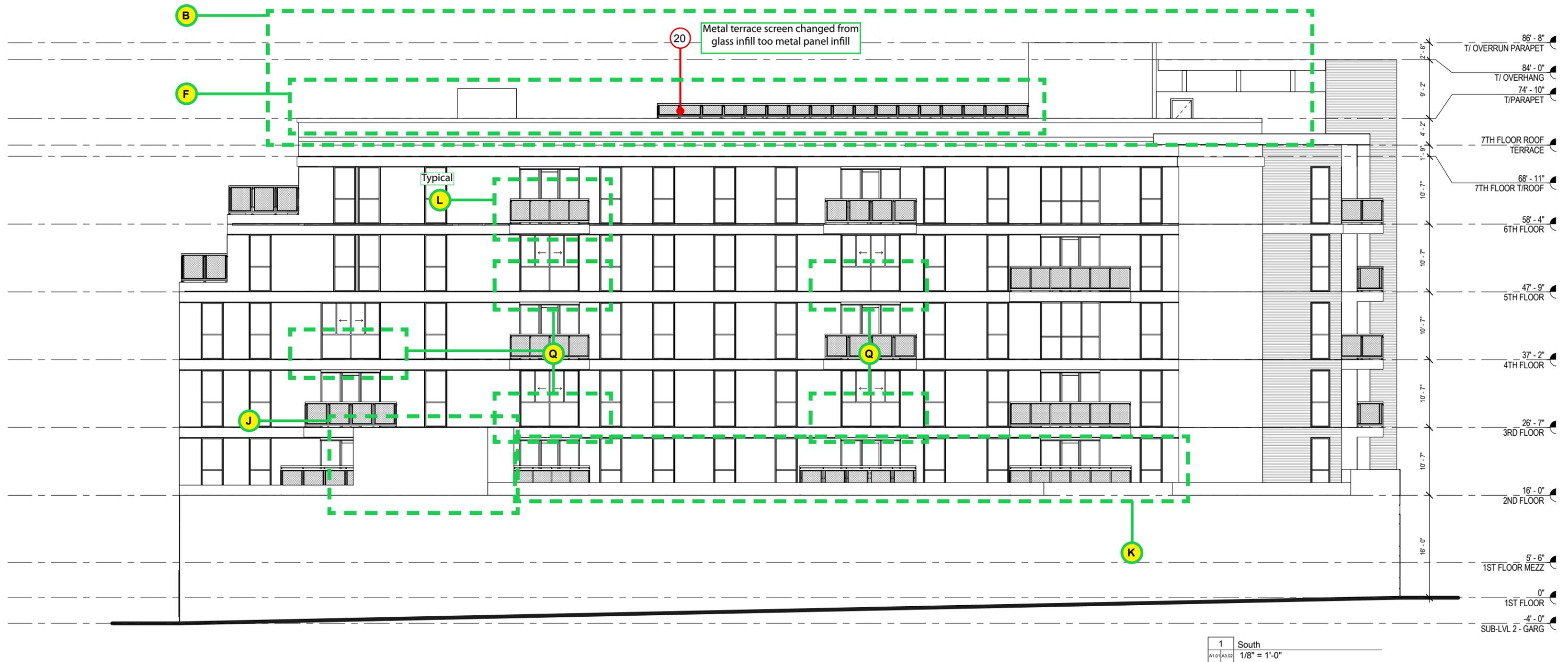




EXTERIOR MATERIAL LEGEND

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> 1. Corrugated metal siding pre-painted light grey finish. 2. Corrugated metal siding pre-painted dark grey finish. 3. Stucco system color #1 – Dryvit #113 Amarillo White. 4. Stucco system color #2 – Dryvit #20918 2018. 5. Stucco system color #3 – Dryvit #2134-20 Midsummer Night. 6. Stucco system color #4 – Dryvit #372 Toasted Almond. 7. Stucco system color #5 – Dryvit light grey finish. 8. Stucco expressed U channel control joints. 9. Stucco control joints. 10. Hardie Reveal Panel with expressed joints, paint finished, color #1. Architectural feature cladding - BM #1146 Harvest bronze. | <ul style="list-style-type: none"> 11. Hardie Panel with caulk joints, paint finished, color #2. Balcony soffit lining – light grey. 12. Precast concrete structure facing up against existing building. 13. Architectural Stone Cladding. Color & finish to match Hub @ Tucson 1. 14. Metal edge cladding color #1 – to match BM #959 Antique parchment. 15. Metal edge cladding color #2 – to match BM #2111-40 Taos taupe. 16. Metal edge cladding color #3 – to match BM #2134-30 Iron mountain. 17. Metal edge cladding color #4 – to match BM #1146 Harvest bronze. 18. Metal balcony railing system with perforated metal infill. Light grey paint finish. 19. Metal Terrace screen system with perforated metal infill. Light grey paint finish. 20. Metal pool deck railing system with glass infill. Light grey paint finish. 21. Aluminum thin frame window system with low E glass. Aluminum paint finish. | <ul style="list-style-type: none"> 22. Aluminum thin frame window system with low E spandrel glass. Aluminum paint finished. 23. Aluminum frame window/door system with low E glass. Aluminum paint finish. 24. Aluminum shopfront glazing system with low E glass. Aluminum paint finish. 25. Roller shutter garage door. Dark grey paint finish. 26. Painted HM door, paint finish. BM #2134-30 Iron mountain. 27. Metal exhaust/intake grills paint finish. BM #2134-30 Iron mountain 28. Metal frame screen with gates and perforated metal infill panels. Paint finish. BM #2134-30 Iron mountain. 29. Metal frame canopy with translucent glazing. Aluminum paint finish. |
|---|---|---|





PROPOSED REVISIONS

- **B** - Mechanical screen altered. Secondary screen removed and parapet height increase to 5' to act as screen, pool equipment room removed, elevator shaft footprint reduced and the elevator top of parapet height increased from 86' to 90' to allow for the mechanical lift overrun. 6th floor ceiling height increased by 1' with the south "I" eyebrow lifting by approx 1'10".
- **F** - Rooftop terrace area reduced, pool and hot tub relocated to the courtyard. Rooftop terrace screen material changed from glass infill to metal panel infill. Extent of mechanical screen increased to location on the north wing. Landscaping altered to suit new layout.
- **J** - Egress stair enclosure size increased.
- **K** - New roof slab opening to parking below. Landscaping altered to suit new slab openings.
- **L** - All balconies reduced from 6' to 5' deep, excluding balconies on Tyndall street.
- **Q** - Number of balconies reduced on the north and south elevations from 26 to 16.





The Hub at Tucson II

MGD DESIGN REVIEW COMMENT SET. **APPROVED**



The Hub at Tucson II

CHANGES SUBMISSION. **PROPOSED**



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MGD DESIGN REVIEW COMMENT SET. **APPROVED**



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CHANGES SUBMISSION. **PROPOSED**



The Hub at Tucson II

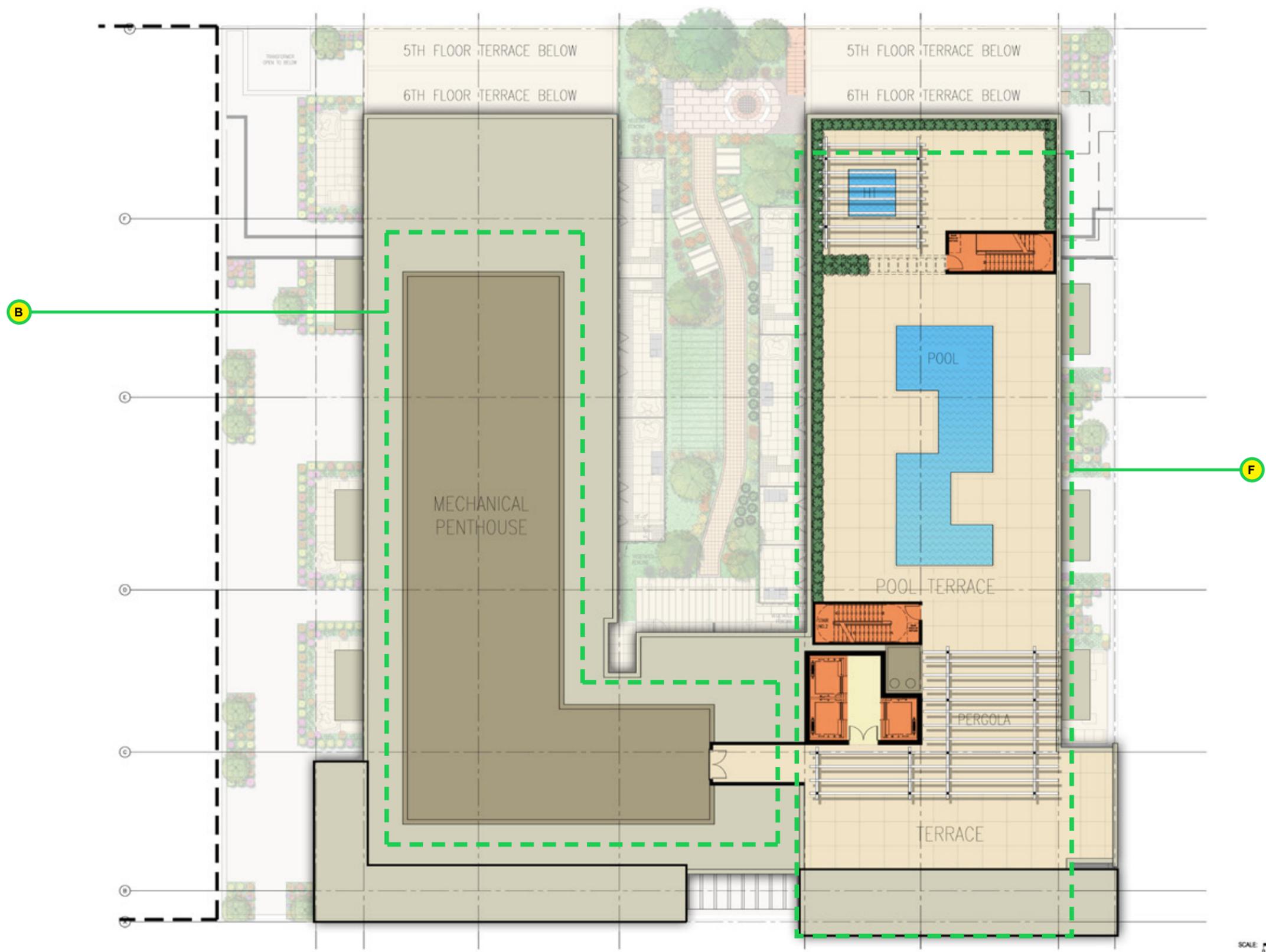
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The Hub at Tucson II

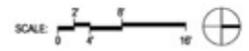
CHANGES SUBMISSION. **PROPOSED**

POOL AREA	
APPROVED POOL AREA	828 sqf



HUB at Tucson II
Tucson, AZ

Antunovich Associates - Architects | 224 West Huron Street, Chicago, IL 60654 | Phone: 312-266-1126 Fax: 312-266-7123 Core Campus | 2234 W. North Ave, Chicago, IL 60641 | Phone: (773) 661-1545



PRELIM ROOF PLAN

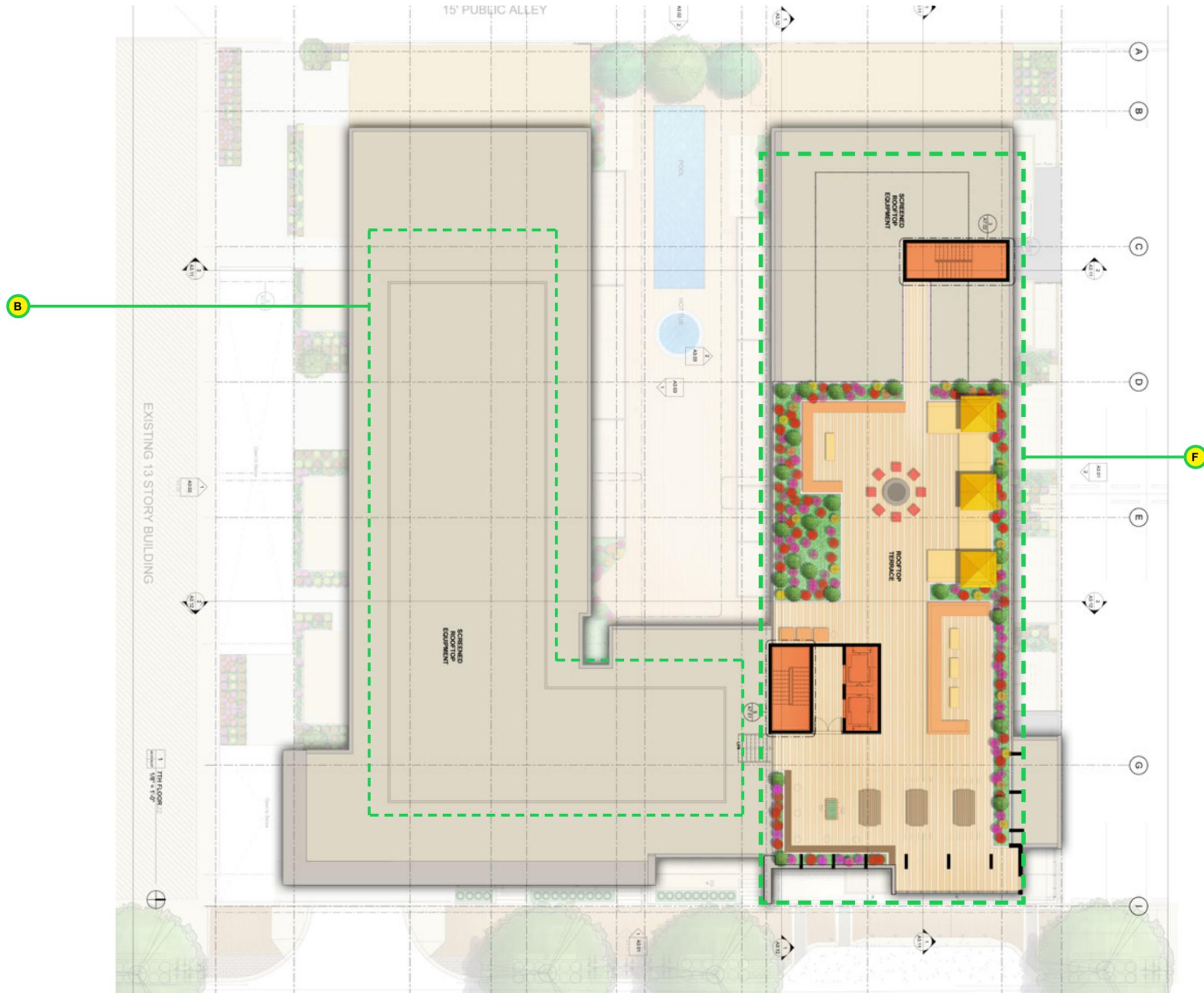
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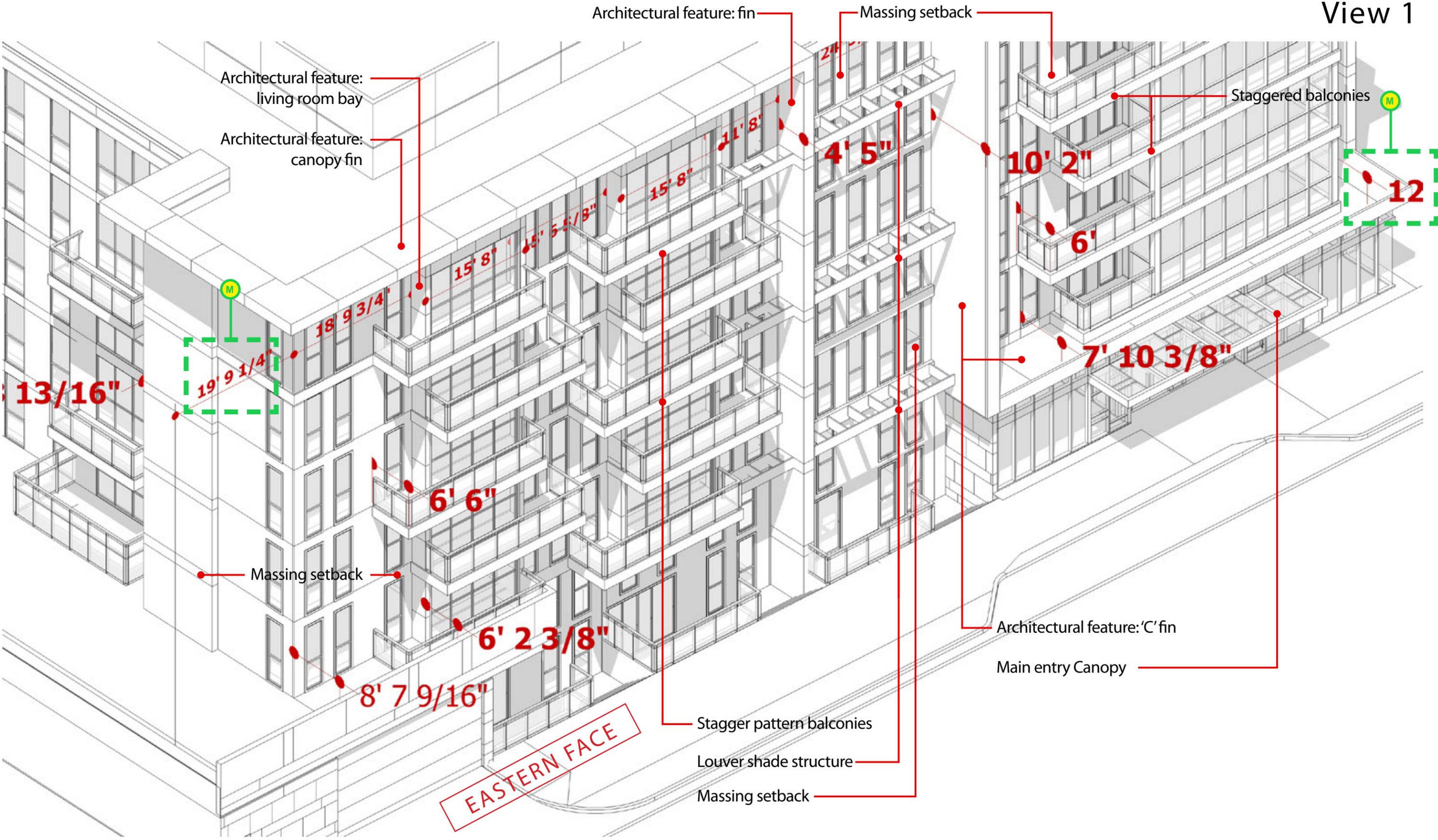


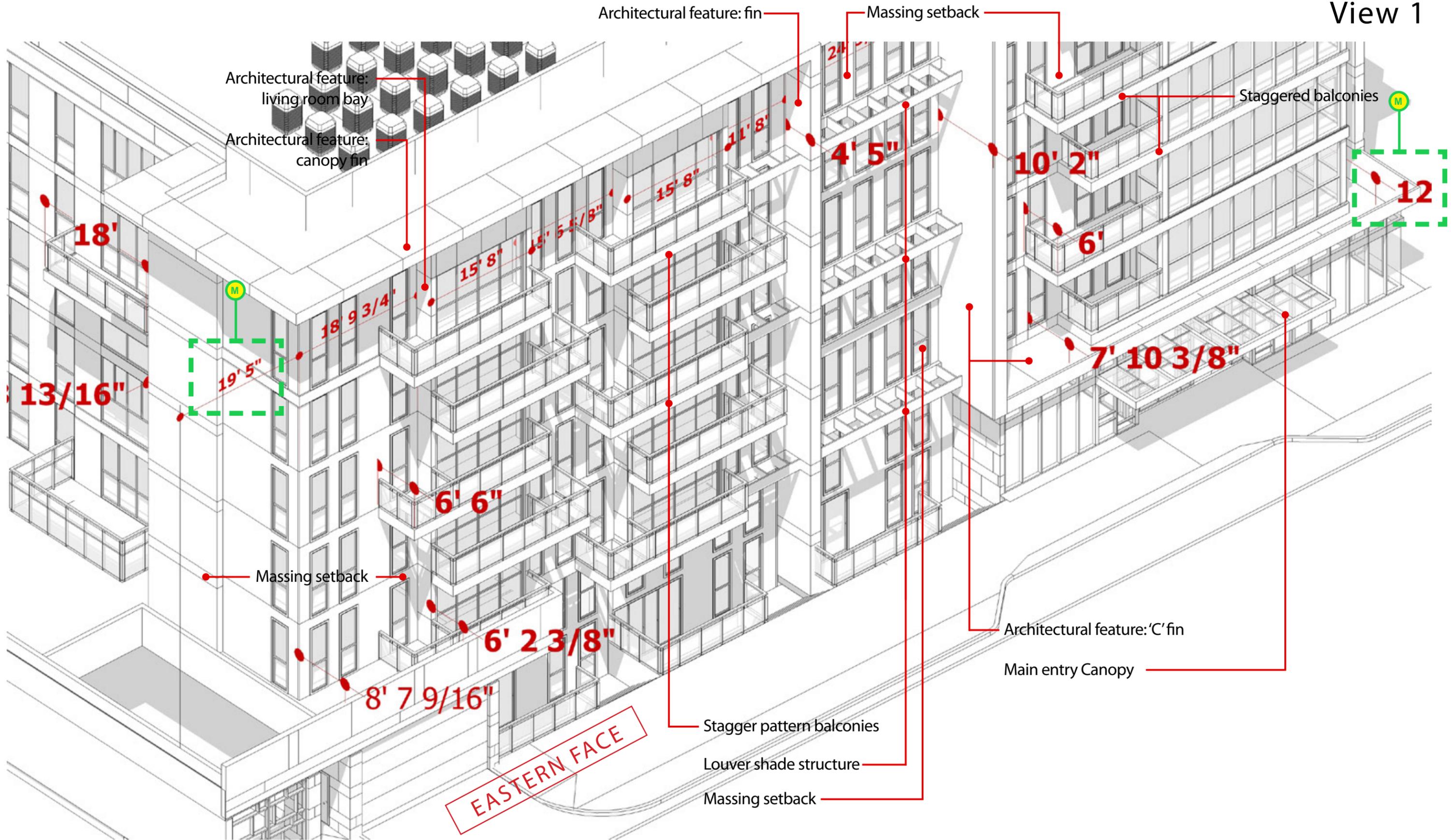
The Hub at Tucson II

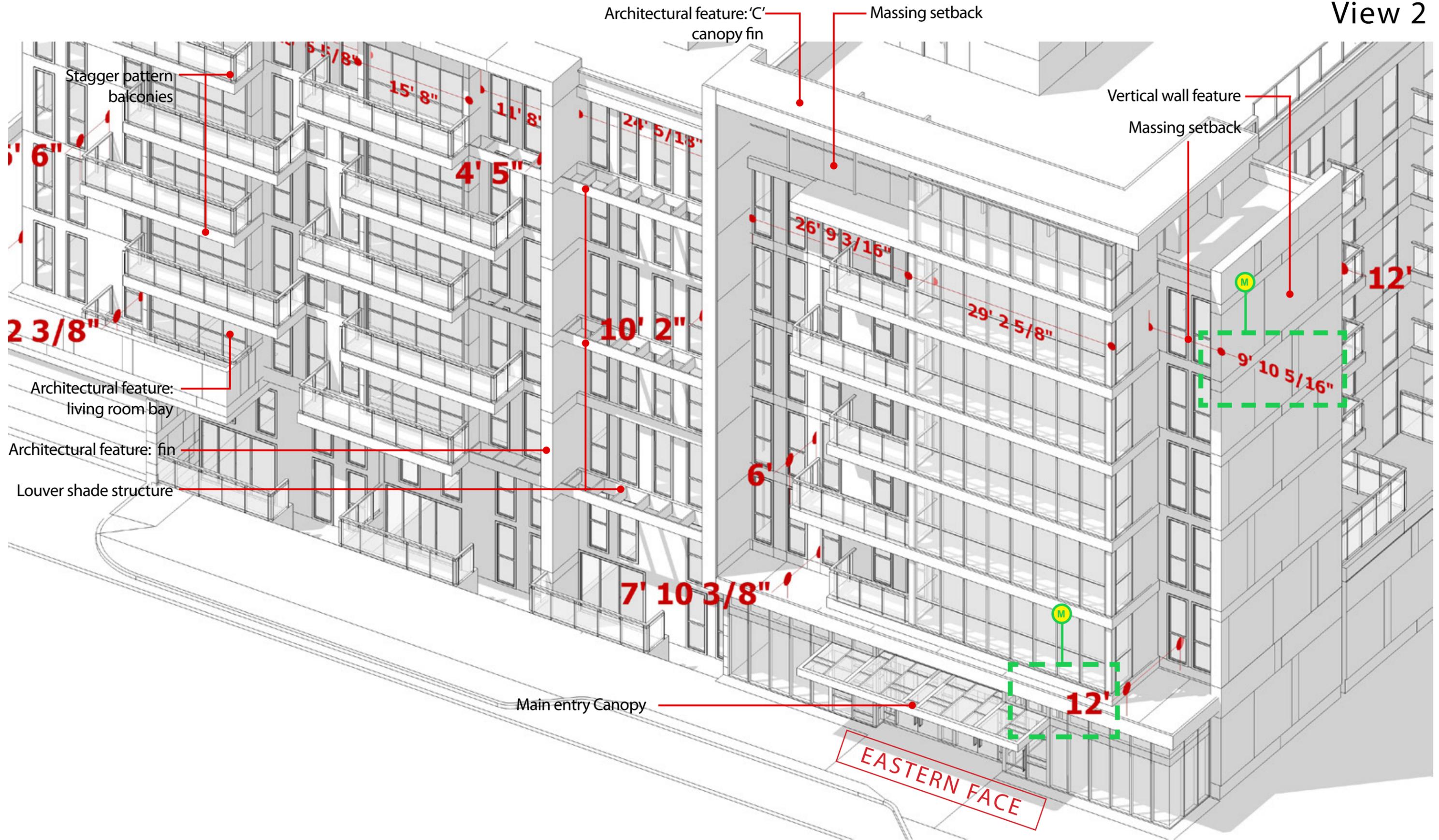
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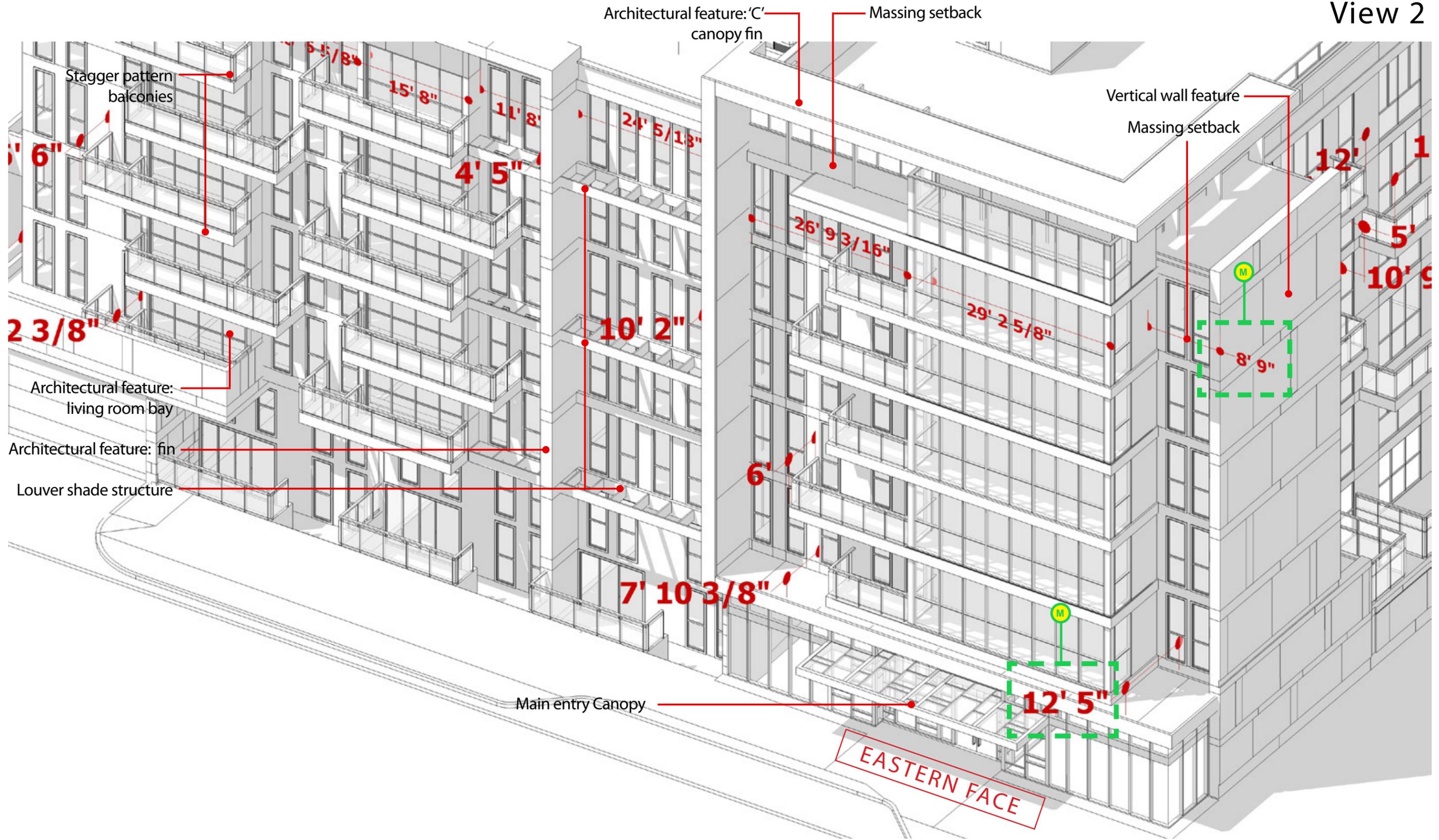
Proposed Rooftop Plan

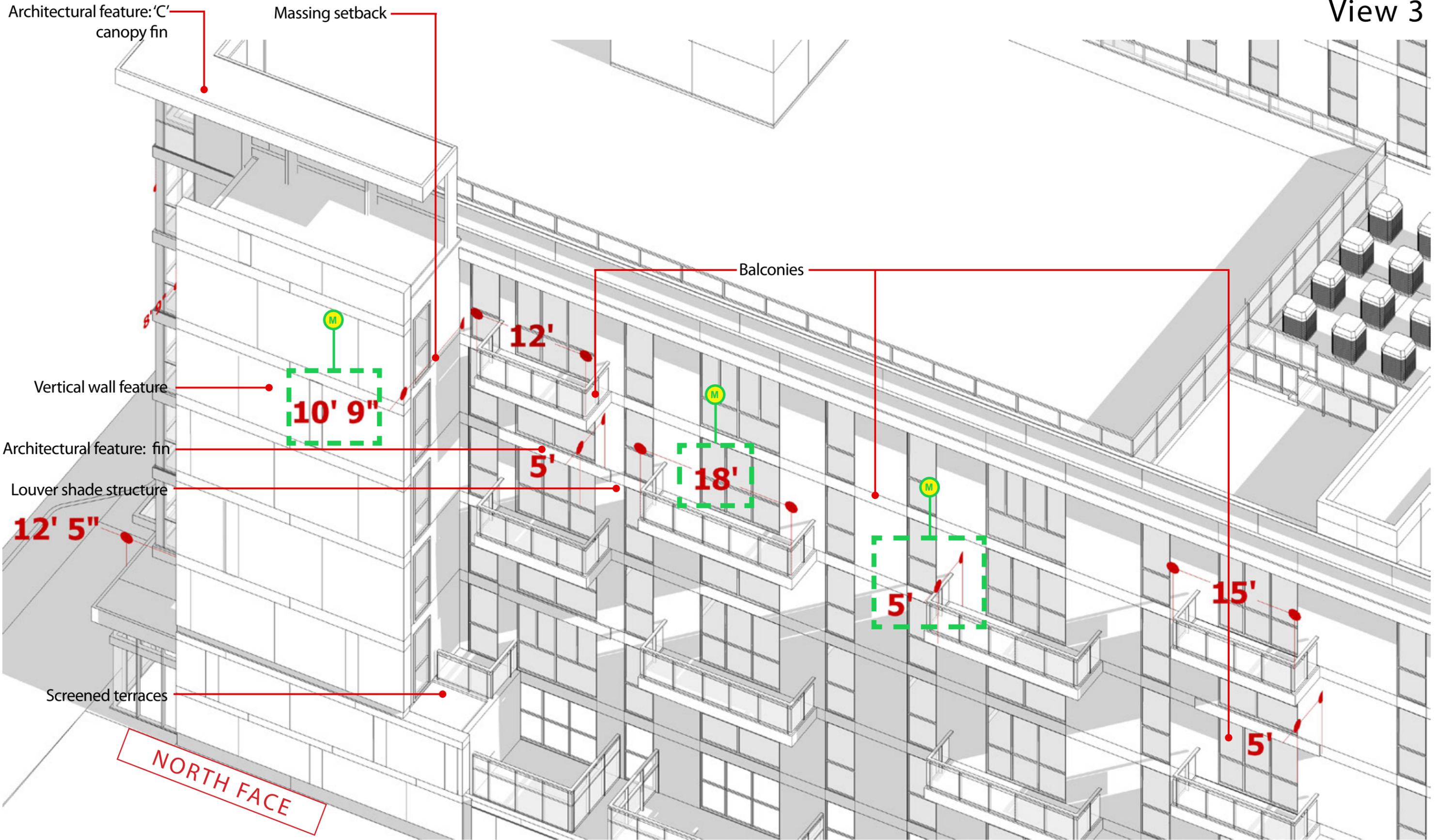


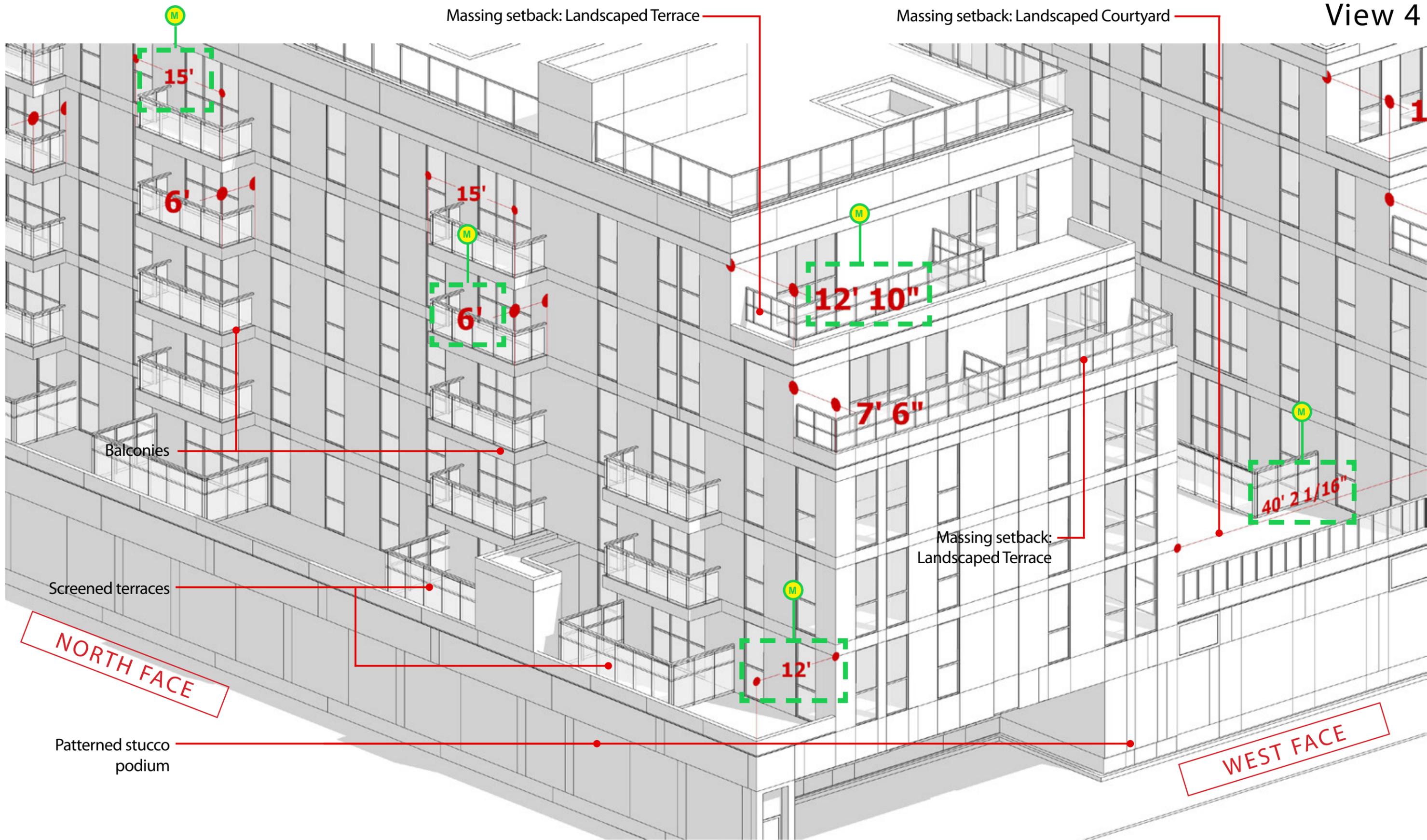


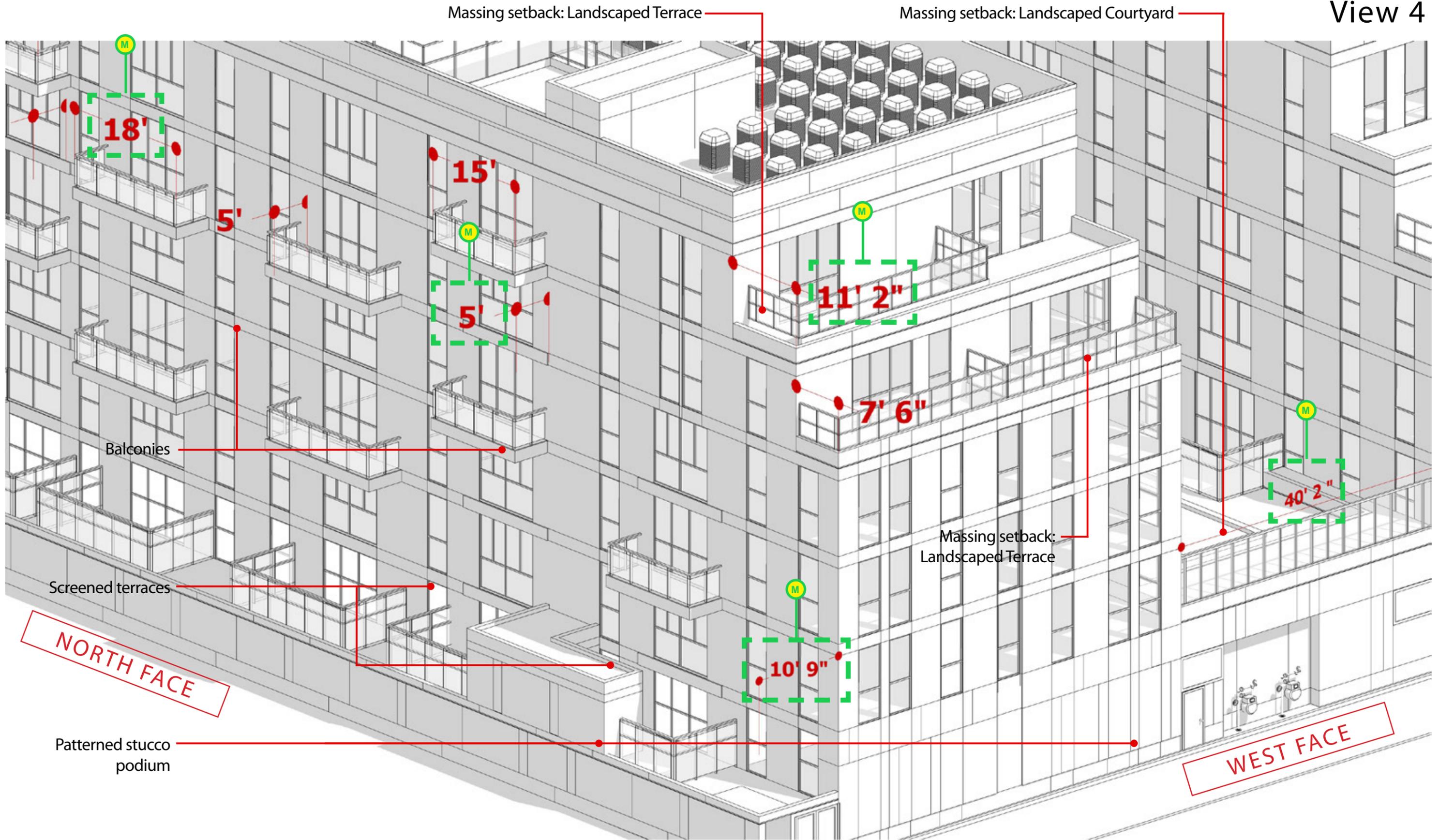












Massing setback: Landscaped Terrace

Balconies

View 5



Massing setback:
Landscaped Courtyard

Massing setback:
Landscape terrace on
top of Podium.

Patterned stucco
podium

Screened terraces

WEST FACE

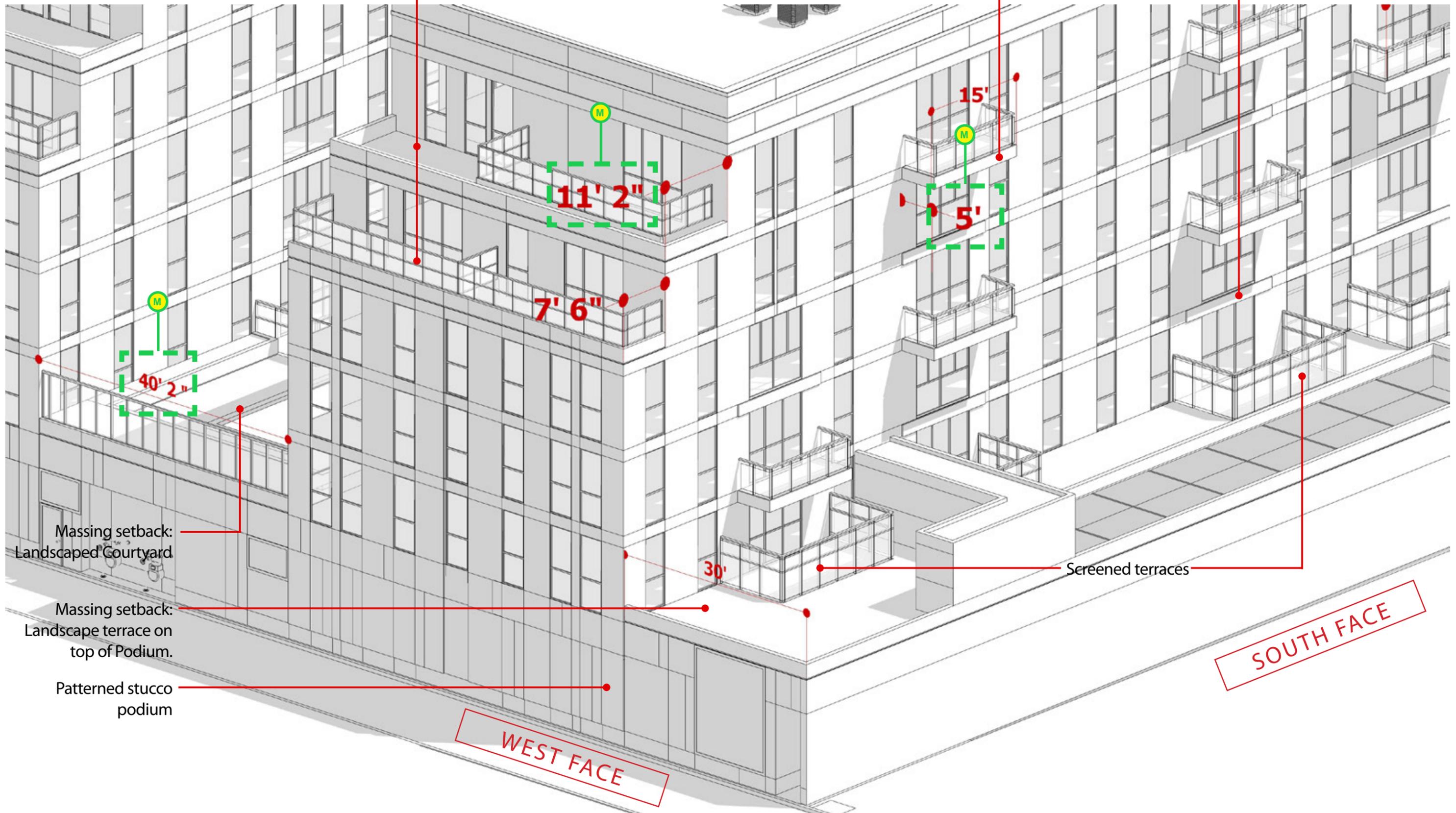
SOUTH FACE



Massing setback: Landscaped Terrace

Balconies

View 5

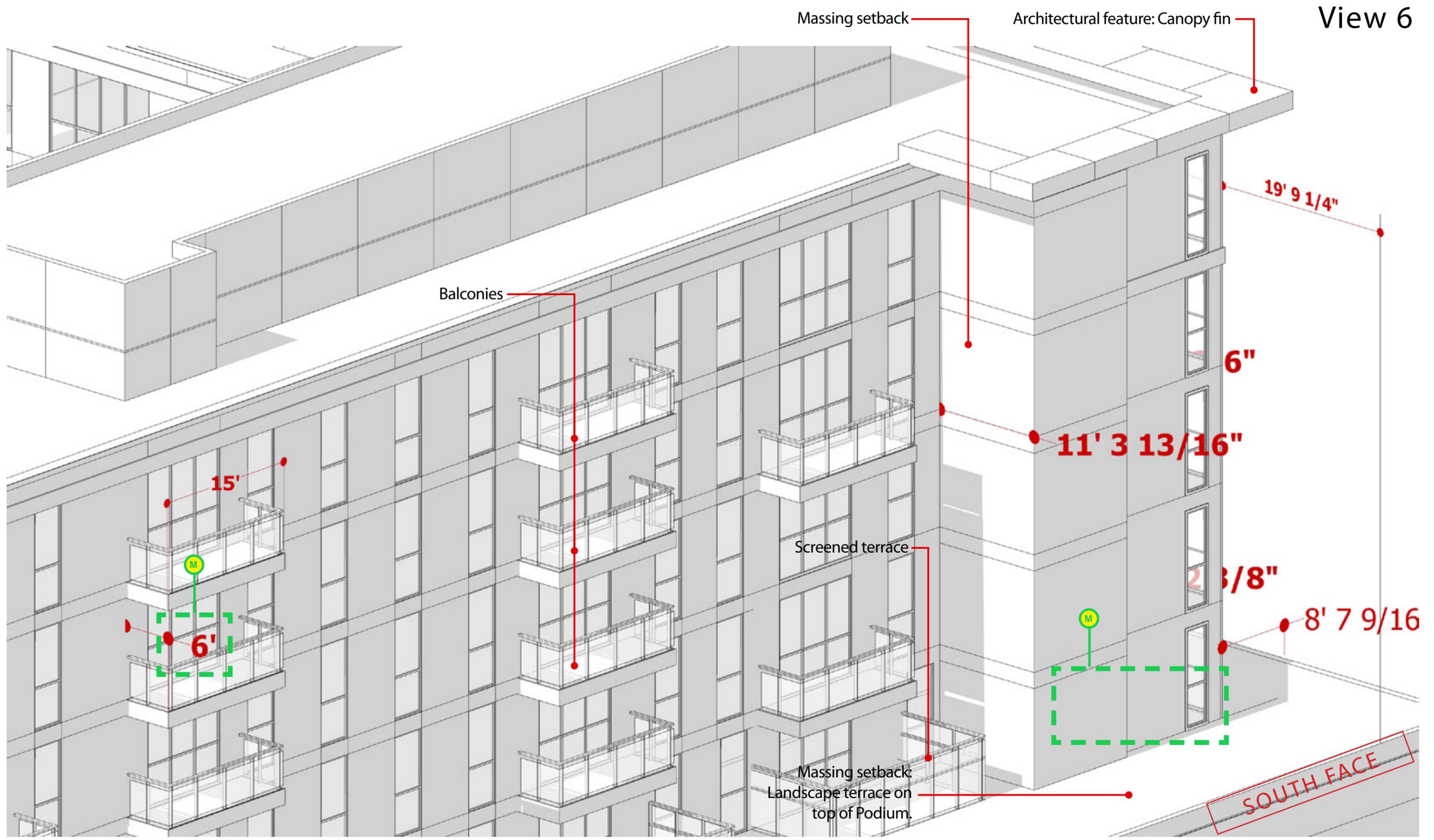


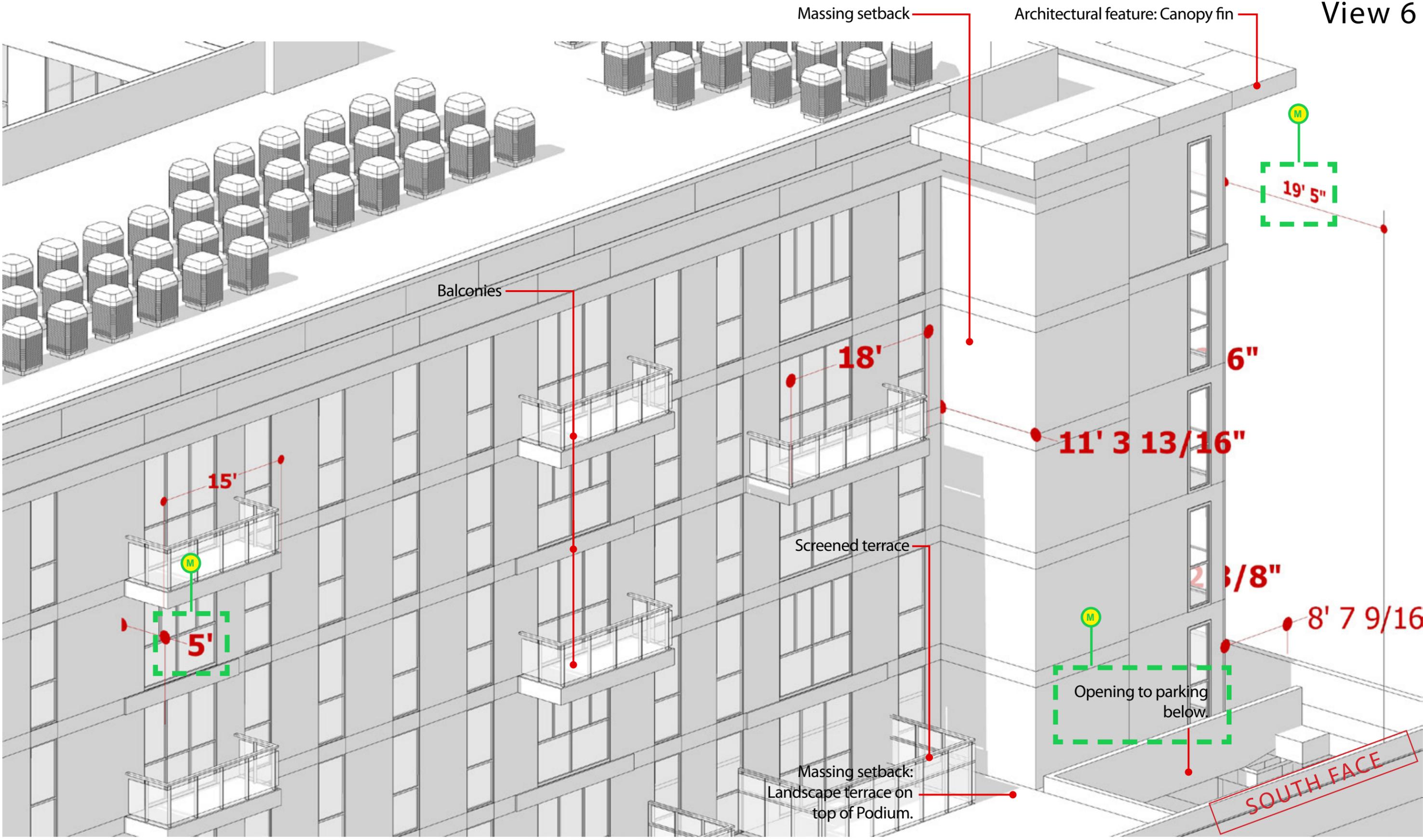
The Hub at Tucson II

CHANGES SUBMISSION. PROPOSED

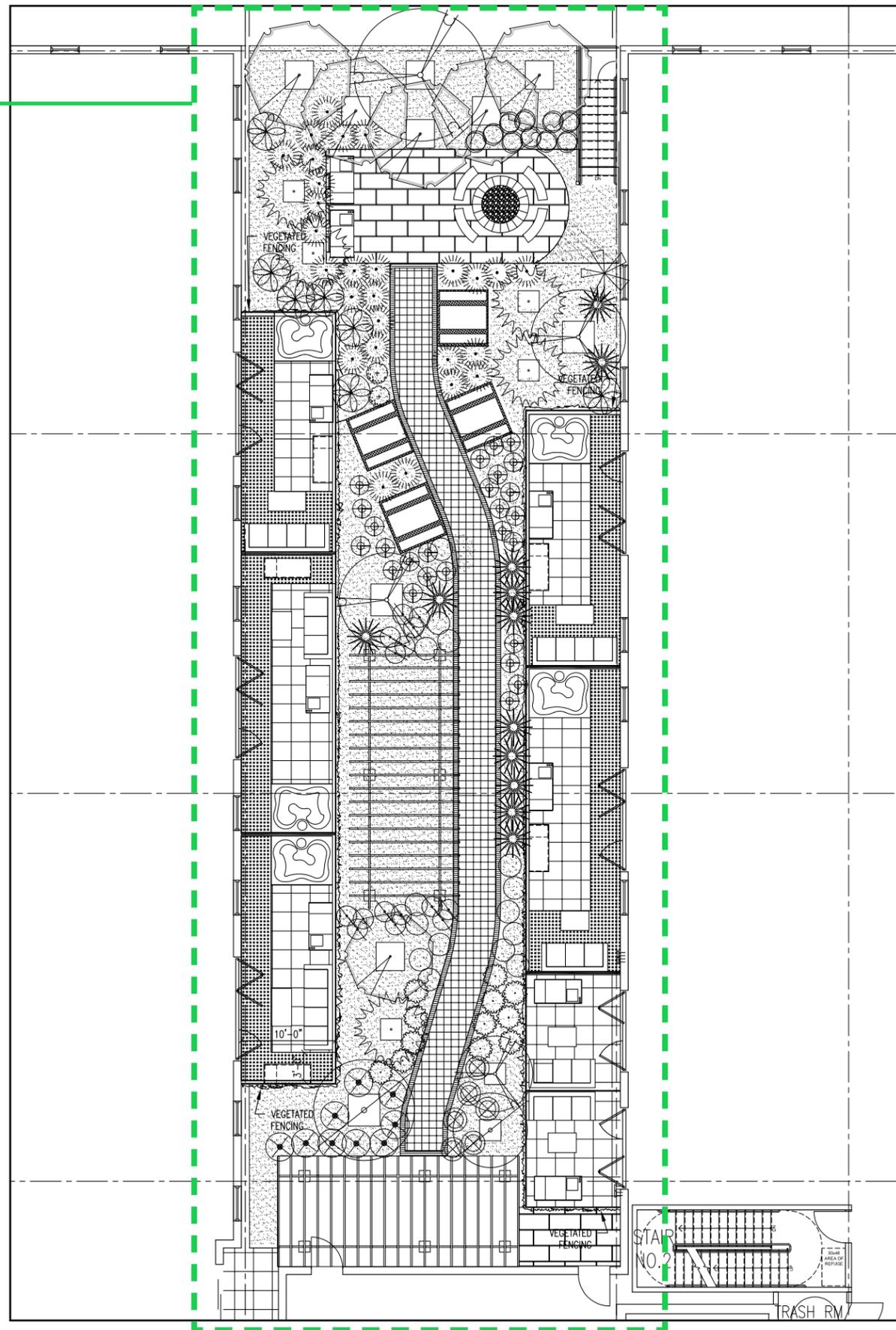
Building Massing, Bulk Reduction & Projections

44





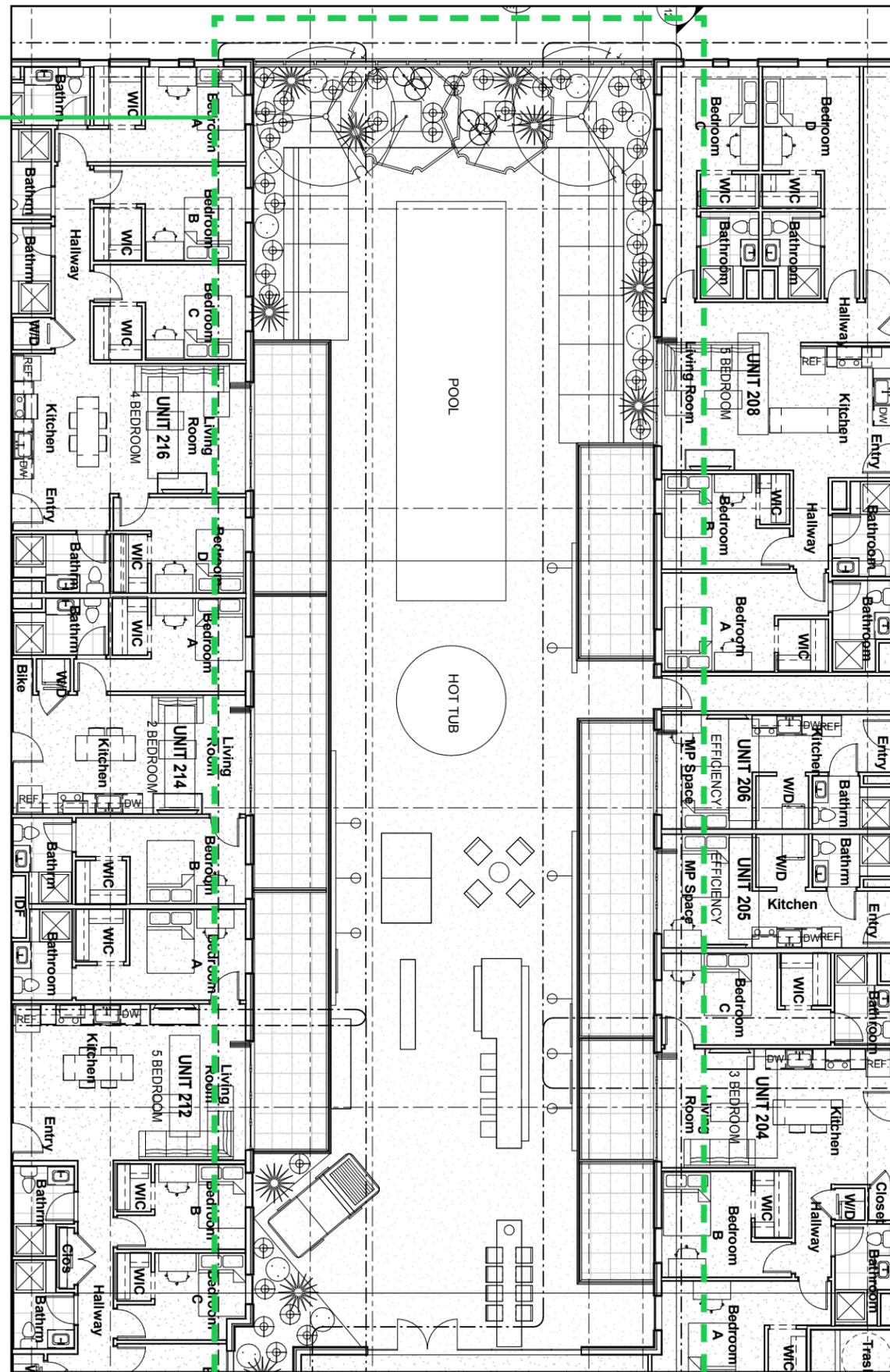
PLANT MATERIALS SCHEDULE



TREES	
	FRAXINUS GREGGI, LITTLE LEAF ASH
	PISTACIA CHINENSIS
	SOPHORA SECUNDIFLORA, TEXAS MOUNTAIN LAUREL
	TRACHYCARPUS FORTUNEII, WINDMILL PALM
SHRUBS	
	BULBINE FRUTESCENS, BULBINE
	BULBINE FRUTESCENS TINY TANERINE, TINY BULBINE
	BOUGANVILLEA 'LA JOLLA', BOUGANVILLEA
	BOUTELOUA GRACILIS, 'BLOND AMBITION' BLUE GRAMMA
	CHRYSACTINIA MEXICANA, DAMIANITA
	EREMOPHILA GIABRA SSP. CARNOSA, RED FLOWERING EMU BUSH
	HESPERALOE FUNIFERA, GIANT HESPERALOE
	HESPERALOE PARVIFLORA 'PERPA', BRAKELIGHTS RED YUCCA
	JUSTICA SPICIGERA, MEXICAN HONEYSUCKLE
	MUHLENBERGIA CAPILLARIS, REGAL MIST
	SALVIA GREGGII, RED CHIHUAHUA SAGE
	TECOMA STANS 'ANGUSTATA', YELLOW BELLS
GROUNDCOVER	
	LANTANA MONTEVIDENSIS 'NEW GOLD', TRAILING LANTANA
	ROSMARINUS OFFICINALIS 'PROSTRATUM', PROSTRATE ROSEMARY
	TEUCRIUM CHAMEADRY'S 'PROSTRATUM', PROSTRATE GERMANDER
	TRADESCANTIA PALLIDA, PURPLE WANDERING JEW
CACTI/ACCENT	
	AGAVE PARRYI V. TRUNCATA, ARTICHOKE AGAVE
	AGAVE WEBERI, WEBER AGAVE
	CEREUS PERUVIANUS MONTROSE, MONSTROZE
	EUPHORBIA ANTISYPHILITICA, CANDILLILA
	PEDILANTHUS MACROCARPUS, LADY'S SLIPPER



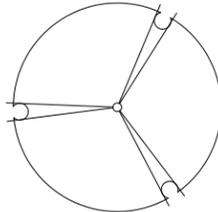
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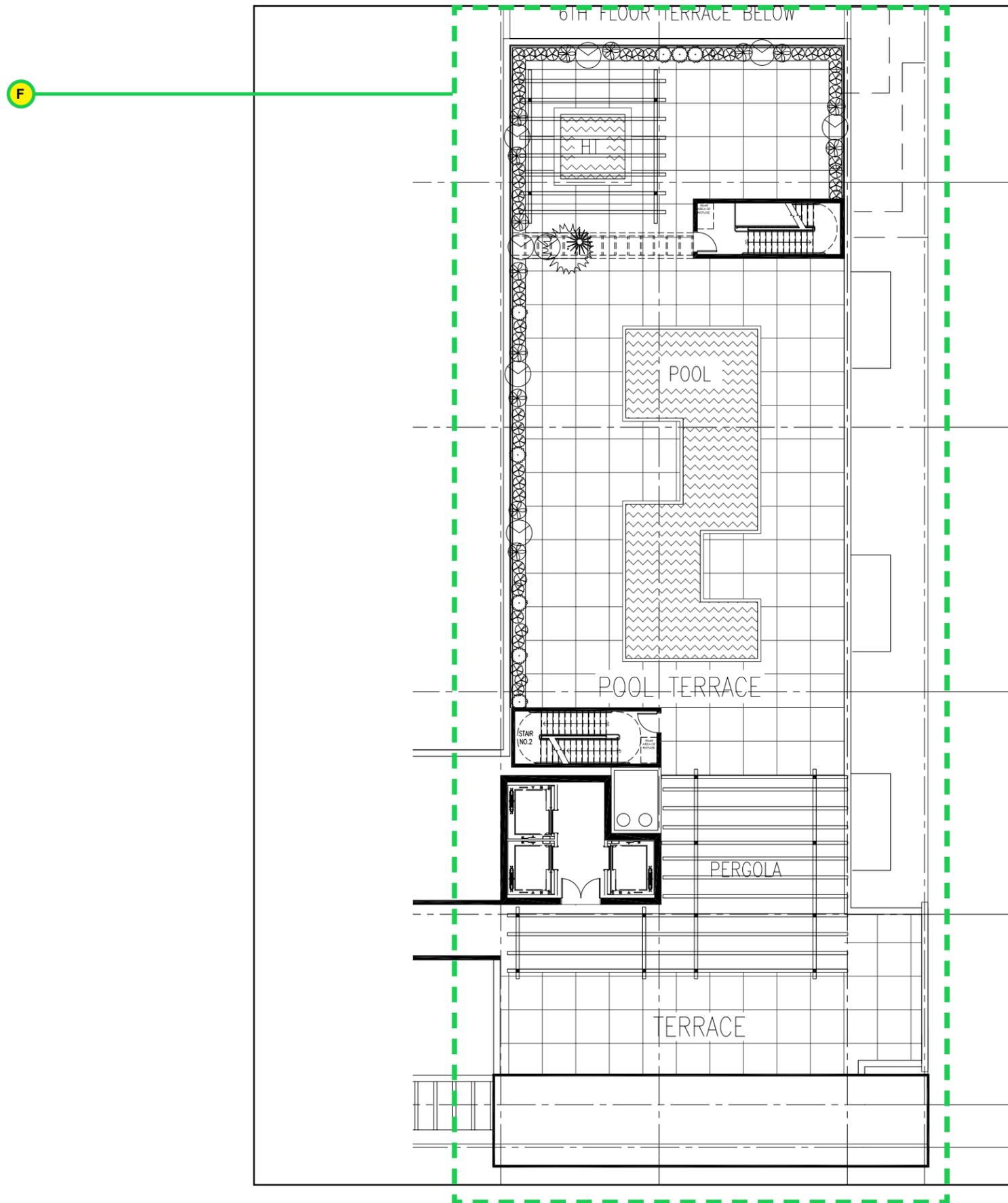


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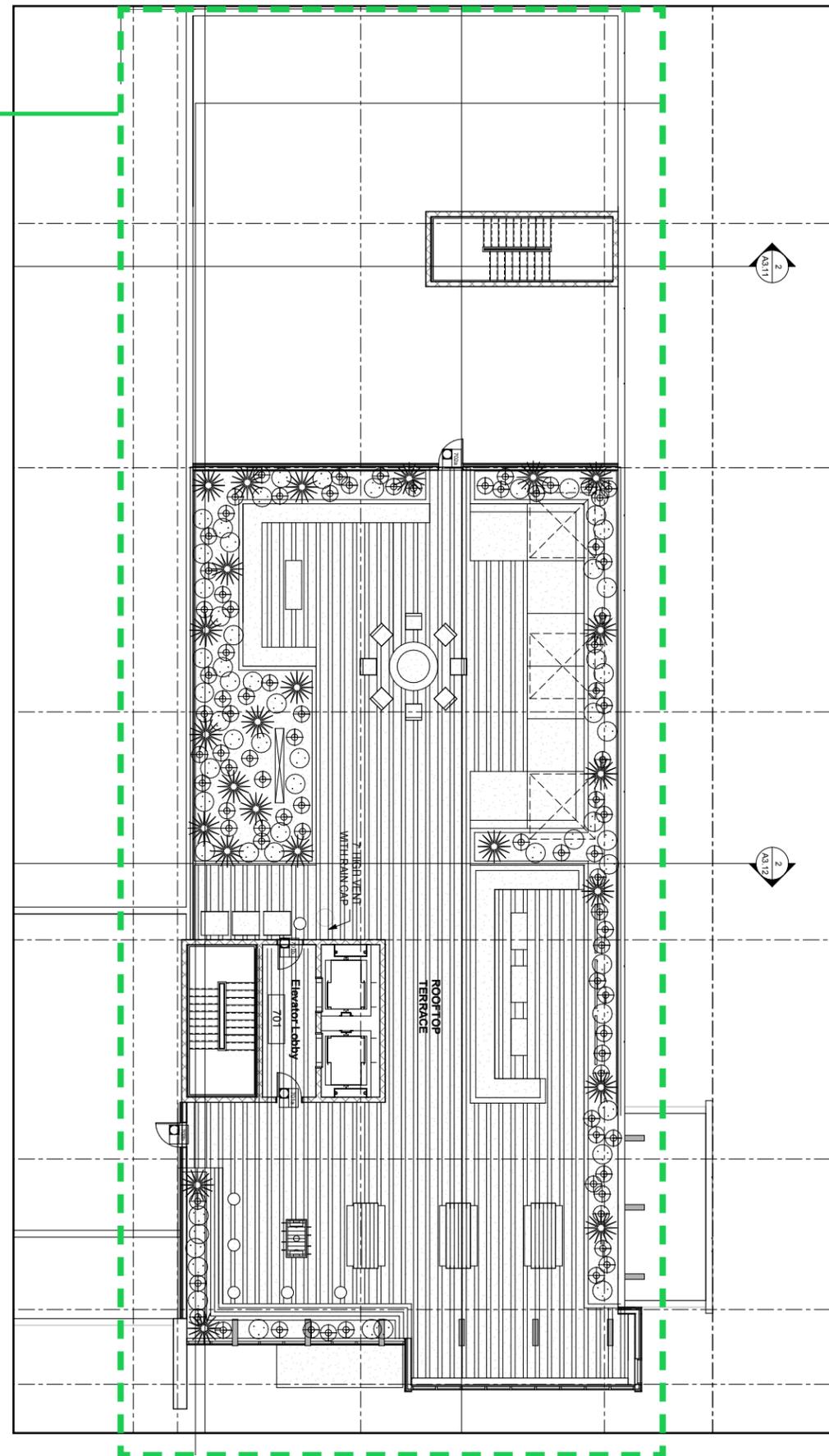


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